041.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,045,800 / 1,045,800
					USE VALUE:	1,045,800 / 1,045,800
					ASSESSED:	1,045,800 / 1,045,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH ERIC J
Owner 2:	SMITH-AUSTIN KERRYANNE
Owner 3:	
Street 1:	16 FORDHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2453 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	596,300	5,500	444,000	1,045,800
Total Card	0.103	596,300	5,500	444,000	1,045,800
Total Parcel	0.103	596,300	5,500	444,000	1,045,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.34 /Parcel: 426.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28393

GIS Ref

GIS Ref

Insp Date 11/09/18

!3459!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	596,300	5500	4,500.	444,000	1,045,800		Year end	12/23/2021
2021	104	FV	569,500	5500	4,500.	444,000	1,019,000		Year End Roll	12/10/2020
2020	104	FV	569,600	5500	4,500.	444,000	1,019,100	1,019,100	Year End Roll	12/18/2019
2019	104	FV	417,000	5500	4,500.	471,800	894,300	894,300	Year End Roll	1/3/2019
2018	104	FV	417,000	5500	4,500.	344,100	766,600	766,600	Year End Roll	12/20/2017
2017	104	FV	391,300	5500	4,500.	299,700	696,500	696,500	Year End Roll	1/3/2017
2016	104	FV	391,300	5500	4,500.	255,300	652,100	652,100	Year End	1/4/2016
2015	104	FV	349,100	5500	4,500.	249,800	604,400	604,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:07:28

LAST REV

Date	Time
04/09/19	13:59:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3459

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEERAN NOEL	28632-514		5/28/1998		311,000	No	No	Y	

USER DEFINED

Prior Id # 1:	28393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2011	704	Manual	8,800					REPL GAR ROOF STRU
8/28/2007	751	Redo Bat	6,000			G9	GR FY09	re-do 1st fl bath
5/24/2007	383	Add Bath	100,000			G9	GR FY09	renovations
10/22/2002	897	Siding	17,300					
4/9/2002	244	Porch	15,000	C				REBUILD FRONT/REAR
11/2/2000	851	New Wind	17,251	C				33 REPLACEMENT WIN
4/12/1998	206	Manual	1,000					REPAIR TERMITE DAM

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
4/29/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07804728
Const Adj.:	0.98980200
Adj $ / SQ:	192.070
Other Features:	119900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668516
Depreciation:	72200
Depreciated Total:	596316

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:		HB					

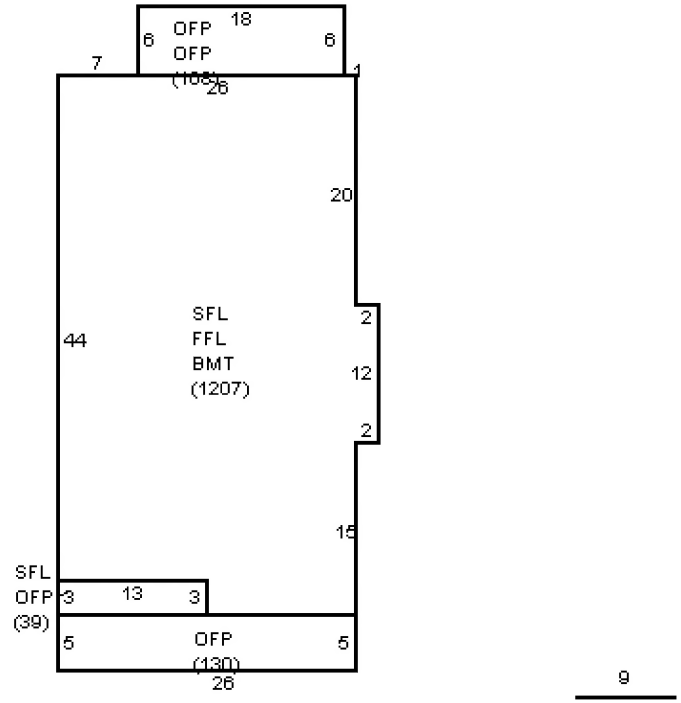
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.07
Special Features:	0	Val/Su Net:	147.42
Final Total:	596300	Val/Su SzAd	243.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,246	192.070	239,319
BMT	Basement	1,207	57.620	69,548
FFL	First Floor	1,207	192.070	231,828
OFP	Open Porch	385	20.570	7,921

Net Sketched Area:	4,045			Total:	548,616
Size Ad	2453	Gross Area	4045	FinArea	2453

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	GD	1923	21.94	T	30	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500

IMAGE

AssessPro Patriot Properties, Inc